

horton knights of doncaster

15 Chapel Lane, Branton, Doncaster, DN3 3NQ



3 BEDROOM SEMI DETACHED HOUSE / VERY DESIRABLE RESIDENTIAL VILLAGE / NO UPWARD CHAIN / OPEN PLAN LOUNGE & DINING ROOM / MODERN KITCHEN / 3 GOOD SIZED BEDROOMS / BLOCK PAVED DRIVEWAY AND ROOM FOR A GARAGE (STP) / GOOD GARDEN / EARLY VIEWING RECOMMENDED //

Situated in one of Doncaster's most sought after villages, a good sized 3 bedroom semi detached house. It has a rear extension which includes a utility room and a ground floor wc. The property benefits from gas central heating, PVC a double glazing, solar panels and briefly comprises: Large entrance hall, open plan lounge and dining room, fitted kitchen, rear conservatory style lobby, utility room and wc. First floor landing, 3 good sized bedrooms and a bathroom with shower. Outside are good sized rear gardens, ample parking and space for a garage, subject to planning. Well placed with access to the village school, local shops and amenities. PRICED TO SELL. VIEWING ESSENTIAL.

Offers Around £165,000



ACCOMMODATION

A pvc double glazed entrance door with decorative glazed inset and matching side screen leads into the property's entrance hall.

ENTRANCE HALL

4.14m x 2.13m (13'7" x 7'0")
This has a staircase leading to the first floor accommodation with a built-in understairs storage cupboard, a central heating radiator, pvc double glazed window, a ceiling light and coving.

OPEN PLAN LIVING ROOM

7.62m x 3.35m (25'0" x 11'0")
Originally 2 rooms, it has been opened up to create one large living space, it has two pvc double glazed windows to the front including a bow window, a central heating radiator, fireplace with a marble inset and built-in low level cupboards to the chimney recesses. There is coving to the ceiling, two ceiling lights and door into the kitchen.

KITCHEN

3.66m x 2.13m (12'0" x 7'0")
This is fitted with a range of high and low level units finished with a stone coloured cabinet door, a contrasting work surface with tiled splashbacks. There is a single drainer stainless steel sink unit with a mixer tap, a recess for a gas cooker with an extractor hood , a recess for under counter fridge, vinyl flooring, and a central ceiling light.

LEAN TO STYLE LOBBY AREA

5.33m x 3.89m (17'6" x 12'9")
This has pvc double glazing windows to the side and rear including pvc double glazed double opening doors.

STORE

This is a pantry style cupboard with shelving.

GROUND FLOOR WC

Fitted with a low flush wc which has an original metal framed window.

UTILITY ROOM

This has a pvc double glazed window, water laid on and plumbing for an automatic washing machine, a ceiling light and vinyl flooring.

FIRST FLOOR LANDING

There is a pvc double glazed window to the rear, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

4.17m x 3.35m (13'8" x 11'0")
This is large double bedroom, it has a pvc double glazed window at the front, a range of fitted wardrobes concealing hanging rail and storage, coving, a central ceiling light and a central heating radiator.

BEDROOM 2

3.66m x 3.35m (12'0" x 11'0")
This has a pvc double glazed window to the front, a central heating radiator, a ceiling light, a range of fitted wardrobes and concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 3

3.20m max x 2.13m max (10'6" max x 7'0" max)
This has a pvc double glazed window to the rear, a central heating radiator, a ceiling light and a deep built-in cupboard providing wardrobe and storage.

HOUSE BATHROOM

This is all smartly presented with a modern white suite that comprises of a panelled bath with shower over including a glazed shower screen, a pedestal wash hand basin and a low flush wc. There are modern white tiles to the four walls, tiled flooring, a pvc double glazed window, an extractor fan and a high level modern electric heater.

OUTSIDE

The property stands on an attractive plot, the front has been hard landscaped with decorative stones including inset flower beds and border stocked with a variety of shrubs and plants. A block paved driveway provides car standing and leads into the rear garden.

REAR GARDEN

This is all nicely enclosed with concrete posts and timber fencing to the perimeters. There is a block paved patio and sitting area which extends across the rear elevation leading onto a larger lawn with shaped flower beds and borders. There is also an aluminium framed greenhouse to the far end and a timber shed beyond that.

AGENTS NOTES:

TENURE - FREEHOLD.

CONSTRUCTION: This is non traditional construction. Please speak to the selling agents for further information.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 8 years.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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